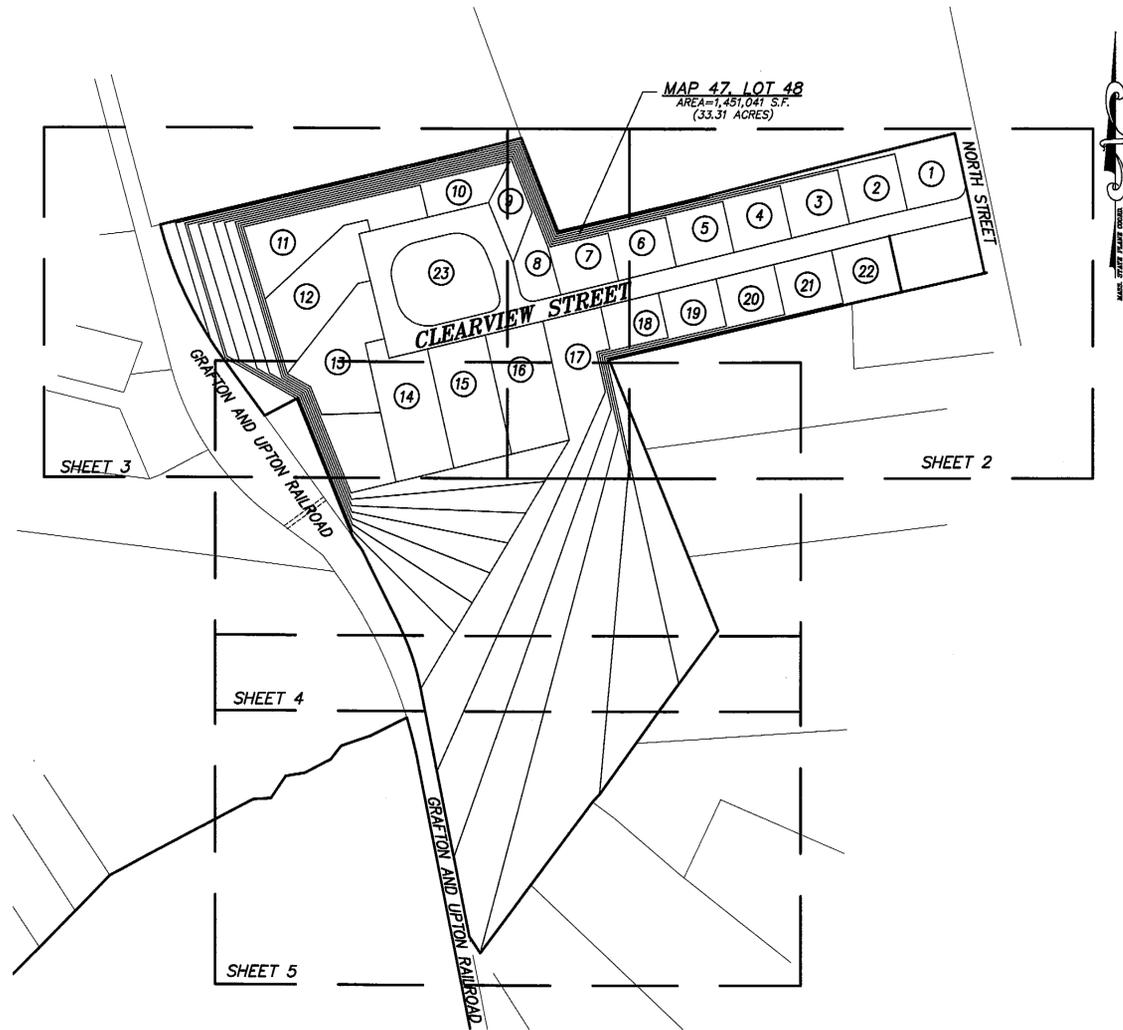
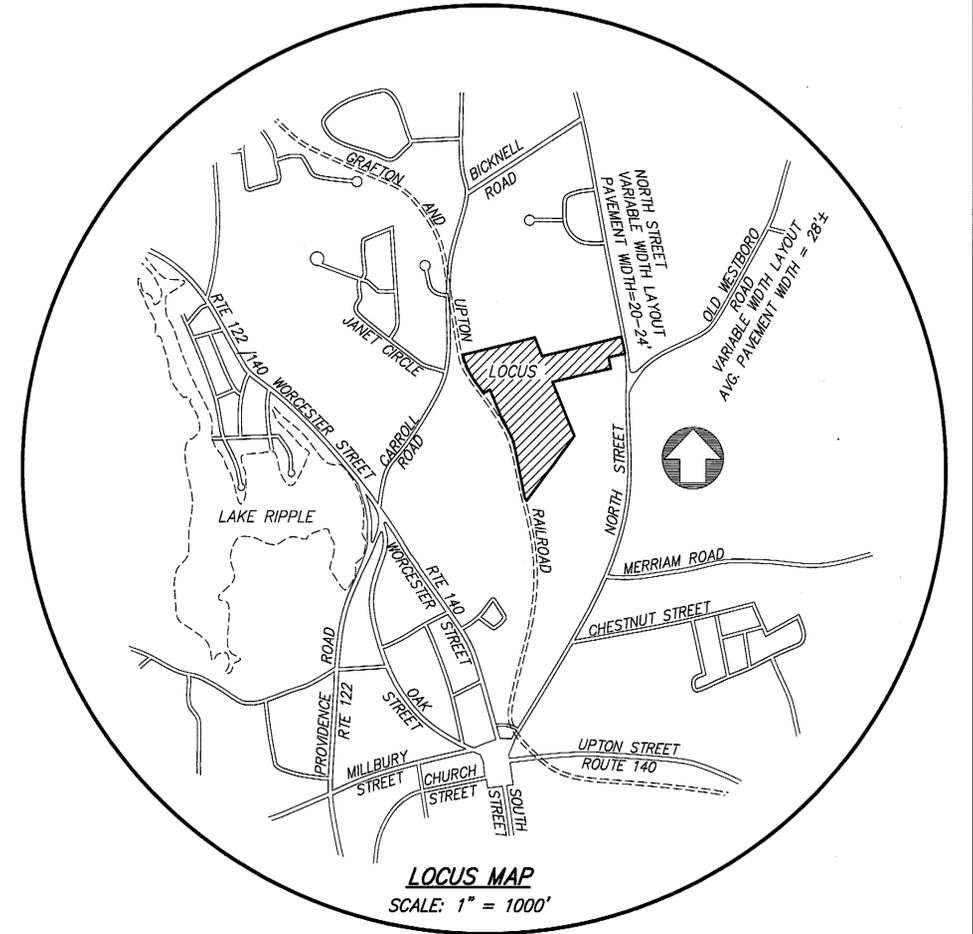


GENERAL NOTES:

- EXISTING TOPOGRAPHY IS BASED UPON AERIAL PHOTOGRAMMETRY OBTAINED FROM COL-EAST, INC. ELEVATIONS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- PROPERTY LINES ARE BASED UPON ON-GROUND SURVEY BY CONNORSTONE ENGINEERING, INC.
- ALL SOILS ARE IN HYDROLOGIC GROUP "C", WHICH INCLUDE PAXTON, SCITUATE, AND WOODBRIDGE. BASED ON THE LATEST SOIL REPORTS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
- WETLAND DELINEATION ON LOCUS WAS PERFORMED BY GODDARD CONSULTING, AND FIELD LOCATED BY CONNORSTONE ENGINEERING, INC. BETWEEN DECEMBER 2011 AND AUGUST 2012.
- THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR WORCESTER COUNTY, MAP No. 25027C0829E AND 25027C0833E, DATED JULY 4, 2010.
- EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL CONTACT DIG SAFE: 1-800-344-7233 (72 HOURS BEFORE DIGGING), AND TOWN DPW FOR UTILITY LOCATIONS PRIOR TO EXCAVATION. TEST PITS SHALL BE UTILIZED FOR UTILITY CONNECTIONS.



SITE PLAN
SCALE: 1" = 200'



LOCUS MAP
SCALE: 1" = 1000'

REFERENCES

- DEED BOOK 43570, PG. 163
- PLAN BOOK 202, PLAN 33
- PLAN BOOK 161, PLAN 43
- PLAN BOOK 139, PLAN 23
- PLAN BOOK 797, PLAN 111
- PLAN BOOK 615, PLAN 84
- PLAN BOOK 285, PLAN 84
- PLAN BOOK 827, PLAN 64
- PLAN BOOK 587, PLAN 60
- PLAN BOOK 400, PLAN 47
- PLAN BOOK 384, PLAN 21
- PLAN BOOK 523, PLAN 45
- PLAN BOOK 770, PLAN 10
- GRAFTON/UPTON R.R. VALUATION PLANS

REFERENCE GRAFTON PLANNING BOARD DECISION
WORCESTER REGISTRY OF DEEDS BOOK 56093, PAGE 26.
SEE CONDITIONS OF APPROVAL LISTED ON SHEET 6 OF 6.

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
GRAFTON PLANNING BOARD

[Signatures]
DATE: **12-12-2016**

SHEET INDEX

TITLE	SHEET NUMBER
SHEET INDEX	1
LAND/LOTING PLANS	2-5
CONDITIONS OF APPROVAL	6
EXISTING CONDITIONS PLANS	1
TOPO/UTILITY PLANS	2-5
ROADWAY/UTILITY PROFILES	6-8
CONSTRUCTION DETAILS	9-11

GRAPHIC SCALE: 1"=200'



APPLICANT:
WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201
MILFORD, MA 01757

OWNER:
MAP 47 LOT 48
12 CLEARVIEW STREET
WESTERLY SIDE GRAFTON LLC
DEED BOOK 43570 PAGE 163
117 WATER ST., SUITE 201
MILFORD, MA 01757

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK **929** PLAN **14**
Received **12/16/16**
12 h **09** m **P**
Sheet **1** of **6**
With Doc. # _____
in BOOK _____ PAGE _____
Fee: **450**

I HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED IN CONFORMANCE WITH
THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS:
[Signature] 12/16/16
VAROUJAN H. HAGOPIAN, P.L.S. 49665



[Signature] CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON **Feb. 12, 2016** AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.

ZONING:

RESIDENTIAL/R40
AREA = 40,000 sf
FRONTAGE = 140 feet
FRONTAGE = 90' on cul-de-sac
SETBACKS: FRONT = 30 feet
SIDE = 15 feet
REAR = 15 feet



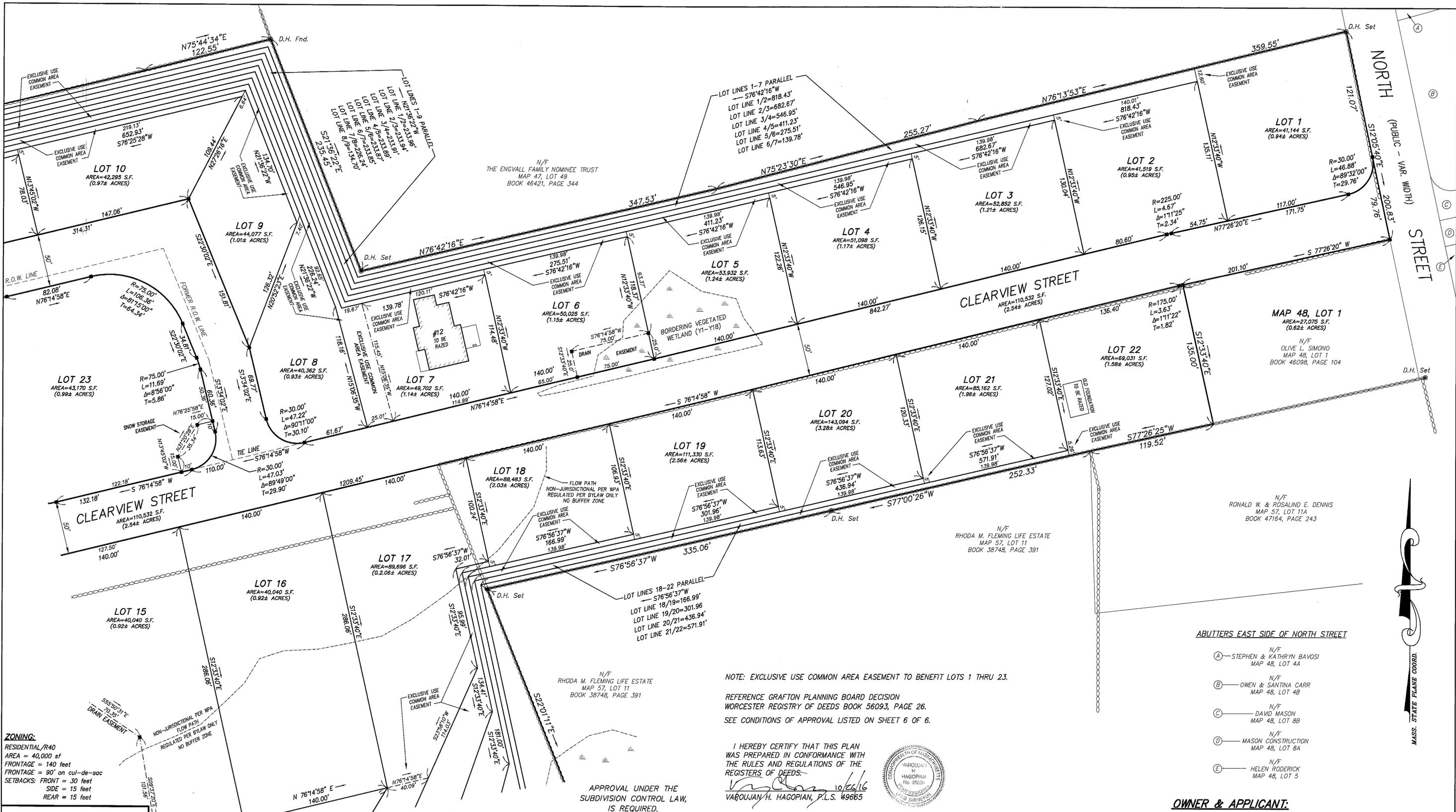
CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: (508)-393-9727 FAX: (508)-393-5242

DESIGNED BY: MLH
CHECKED BY: TDP
COMPUTED BY: MLH
FIELD SURVEY: BKK
DRAWN BY: MLH
SCALE: 1" = 200'
SHEET 1 OF 6

MODIFIED DEFINITIVE SUBDIVISION PLAN

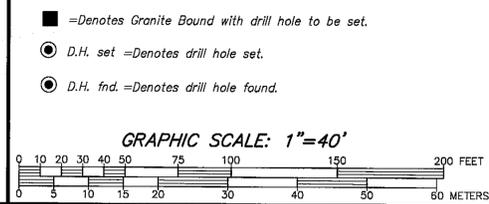
LOCUS PLAN / SHEET INDEX
OF
GRAFTON HILL
IN
GRAFTON, MA

10/26/2016
1/8/2016
12/28/2015
11/23/2015
REVISIONS
SEPTEMBER 30, 2015



ZONING:
 RESIDENTIAL/R40
 AREA = 40,000 sf
 FRONTAGE = 140 feet
 FRONTAGE = 90' on cul-de-sac
 SETBACKS: FRONT = 30 feet
 SIDE = 15 feet
 REAR = 15 feet

PLAN BOOK 924 PLAN 14
 SHEET 2 OF 6



- REFERENCES**
- DEED BOOK 43570, PG. 163
 - PLAN BOOK 202, PLAN 33
 - PLAN BOOK 161, PLAN 43
 - PLAN BOOK 139, PLAN 23
 - PLAN BOOK 797, PLAN 111
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 - PLAN BOOK 770, PLAN 10
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- = Denotes Granite Bound with drill hole to be set.
- D.H. set = Denotes drill hole set.
- D.H. fld. = Denotes drill hole found.

APPROVAL UNDER THE
 SUBDIVISION CONTROL LAW,
 IS REQUIRED.
GRAFTON PLANNING BOARD

David C. Haggerty
David Clark
 DATE: 12-12-16

DEEDS OF EASEMENTS TO BE
 RECORDED HERewith

NOTE: EXCLUSIVE USE COMMON AREA EASEMENT TO BENEFIT LOTS 1 THRU 23.
 REFERENCE GRAFTON PLANNING BOARD DECISION
 WORCESTER REGISTRY OF DEEDS BOOK 56093, PAGE 26.
 SEE CONDITIONS OF APPROVAL LISTED ON SHEET 6 OF 6.

I HEREBY CERTIFY THAT THIS PLAN
 WAS PREPARED IN CONFORMANCE WITH
 THE RULES AND REGULATIONS OF THE
 REGISTERS OF DEEDS.
 VAROUJAN H. HAGOPIAN, P.L.S. 49665



Anna M. Sheridan CLERK OF THE TOWN OF GRAFTON
 RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
 OF THIS PLAN ON Feb. 10, 2016. AND NO APPEAL WAS TAKEN
 FOR TWENTY (20) DAYS THEREAFTER.

CONNORSTONE
 CONSULTING CIVIL ENGINEERS
 AND LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532
 PHONE: (508)-393-9727 FAX: (508)-393-5242

DESIGNED BY: REM
 CHECKED BY: RRT
 COMPUTED BY: VHH
 FIELD SURVEY: BKK
 DRAWN BY: REM
 SCALE: 1" = 40'
 SHEET 2 OF 6.

MODIFIED DEFINITIVE SUBDIVISION PLAN

OWNER & APPLICANT:
WESTERLY SIDE GRAFTON LLC
 117 WATER ST., SUITE 201
 MILFORD, MA 01757

PLAN OF LAND
 OF
GRAFTON HILL
 IN
GRAFTON, MA

10/26/16
1/8/2016
12/28/2015
11/23/2015
REVISIONS
SEPTEMBER 30, 2015

ABUTTERS EAST SIDE OF NORTH STREET

- (A) N/F STEPHEN & KATHRYN BAVOSI
MAP 48, LOT 4A
- (B) N/F OWEN & SANTINA CARR
MAP 48, LOT 4B
- (C) N/F DAVID MASON
MAP 48, LOT 8B
- (D) N/F MASON CONSTRUCTION
MAP 48, LOT 8A
- (E) N/F HELEN RODERICK
MAP 48, LOT 5

MASS. STATE PLANE COORD.

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
GRAFTON PLANNING BOARD

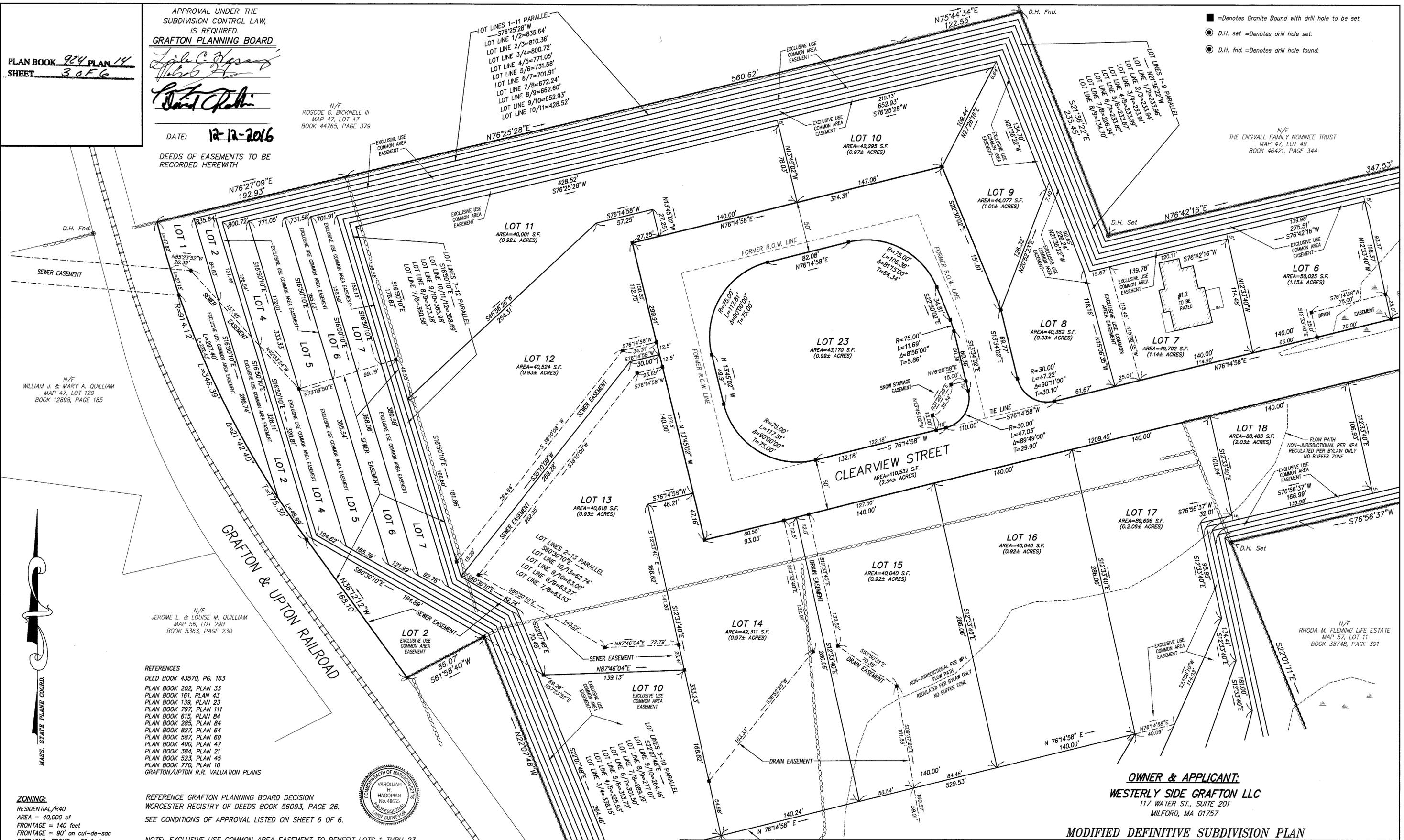
Joseph C. Ryan
Robert H. ...
David ...

DATE: 12-12-2016

DEEDS OF EASEMENTS TO BE
RECORDED HEREWITH

N/F
ROSCOE G. BICKNELL III
MAP 47, LOT 47
BOOK 44765, PAGE 379

■ =Denotes Granite Bound with drill hole to be set.
● D.H. set =Denotes drill hole set.
○ D.H. fnd. =Denotes drill hole found.



N/F
WILLIAM J. & MARY A. QUILLIAM
MAP 47, LOT 129
BOOK 12898, PAGE 185

N/F
JEROME L. & LOUISE M. QUILLIAM
MAP 56, LOT 29B
BOOK 5363, PAGE 230

- REFERENCES
- DEED BOOK 43570, PG. 163
 - PLAN BOOK 202, PLAN 33
 - PLAN BOOK 161, PLAN 43
 - PLAN BOOK 139, PLAN 23
 - PLAN BOOK 797, PLAN 111
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SEE CONDITIONS OF APPROVAL LISTED ON SHEET 6 OF 6.

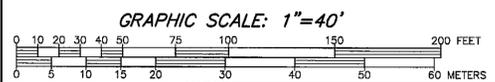
NOTE: EXCLUSIVE USE COMMON AREA EASEMENT TO BENEFIT LOTS 1 THRU 23.



I HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED IN CONFORMANCE WITH
THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.
Varoujan H. Hagopian 10/26/16
VAROUJAN H. HAGOPIAN, P.L.S. 49665

Diana M. Leonard CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON Feb 19, 2016, AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.

ZONING:
RESIDENTIAL/R40
AREA = 40,000 sq
FRONTAGE = 140 feet
FRONTAGE = 90' on cul-de-sac
SETBACKS: FRONT = 30 feet
SIDE = 15 feet
REAR = 15 feet



OWNER & APPLICANT:
WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201
MILFORD, MA 01757

MODIFIED DEFINITIVE SUBDIVISION PLAN

CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: (508)-393-9727 FAX: (508)-393-5242

DESIGNED BY: REM
CHECKED BY: RRT
COMPUTED BY: VHH
FIELD SURVEY: BKK
DRAWN BY: REM
SCALE: 1" = 40'
SHEET 3 OF 6.

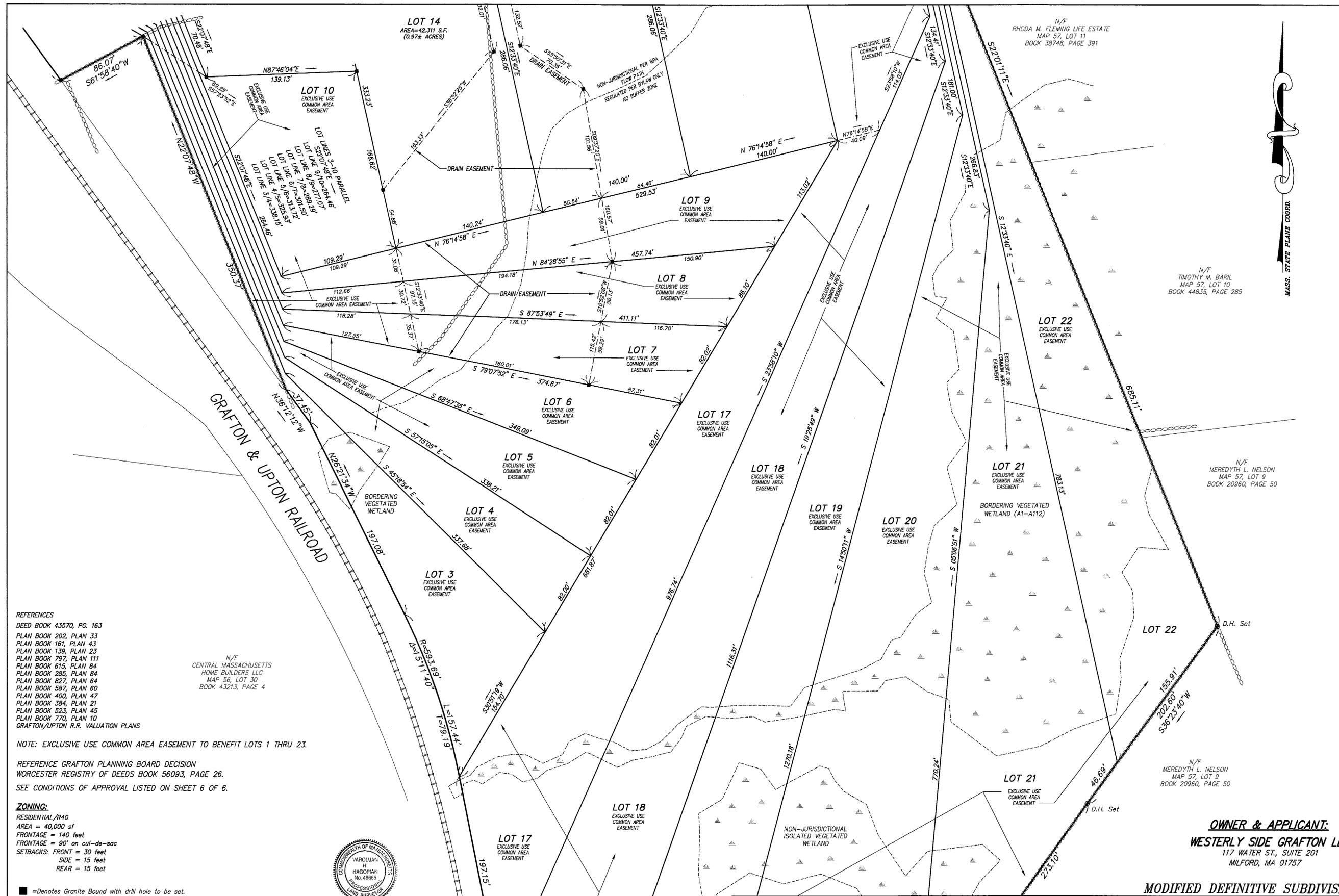
PLAN OF LAND
OF
GRAFTON HILL
IN
GRAFTON, MA

10/26/16
1/8/2016
12/28/2015
11/23/2015
REVISIONS
SEPTEMBER 30, 2015

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
GRAFTON PLANNING BOARD

Lizbeth C. Hanson
Paul Chely
Paul Chely
DATE: 12-12-2016

DEEDS OF EASEMENTS TO BE
RECORDED HERewith



- REFERENCES
DEED BOOK 43570, PG. 163
PLAN BOOK 202, PLAN 33
PLAN BOOK 161, PLAN 43
PLAN BOOK 139, PLAN 23
PLAN BOOK 797, PLAN 111
PLAN BOOK 615, PLAN 84
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GRAFTON/UPTON R.R. VALUATION PLANS

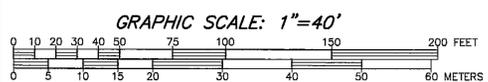
N/F
CENTRAL MASSACHUSETTS
HOME BUILDERS LLC
MAP 56, LOT 30
BOOK 43213, PAGE 4

NOTE: EXCLUSIVE USE COMMON AREA EASEMENT TO BENEFIT LOTS 1 THRU 23.

REFERENCE GRAFTON PLANNING BOARD DECISION
WORCESTER REGISTRY OF DEEDS BOOK 56093, PAGE 26.
SEE CONDITIONS OF APPROVAL LISTED ON SHEET 6 OF 6.

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REGISTERS OF DEEDS.
Varoujan H. Hagopian
VAROUJAN H. HAGOPIAN, P.L.S. 49665

Diana M. Girouard CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON Feb. 10, 2016 AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.

CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: (508)-393-9727 FAX: (508)-393-5242

DESIGNED BY: REM
CHECKED BY: RRT
COMPUTED BY: VHH
FIELD SURVEY: BKK
DRAWN BY: REM
SCALE: 1" = 40'
SHEET 4 OF 6.

OWNER & APPLICANT:
WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201
MILFORD, MA 01757

MODIFIED DEFINITIVE SUBDIVISION PLAN

PLAN OF LAND
OF
GRAFTON HILL
IN
GRAFTON, MA

10/26/16
1/8/2016
12/28/2015
11/23/2015
REVISIONS
SEPTEMBER 30, 2015

PLAN BOOK 924 PLAN 14
SHEET 5 OF 6

N/F
CENTRAL MASSACHUSETTS
HOME BUILDERS LLC
MAP 56, LOT 30
BOOK 43213, PAGE 4

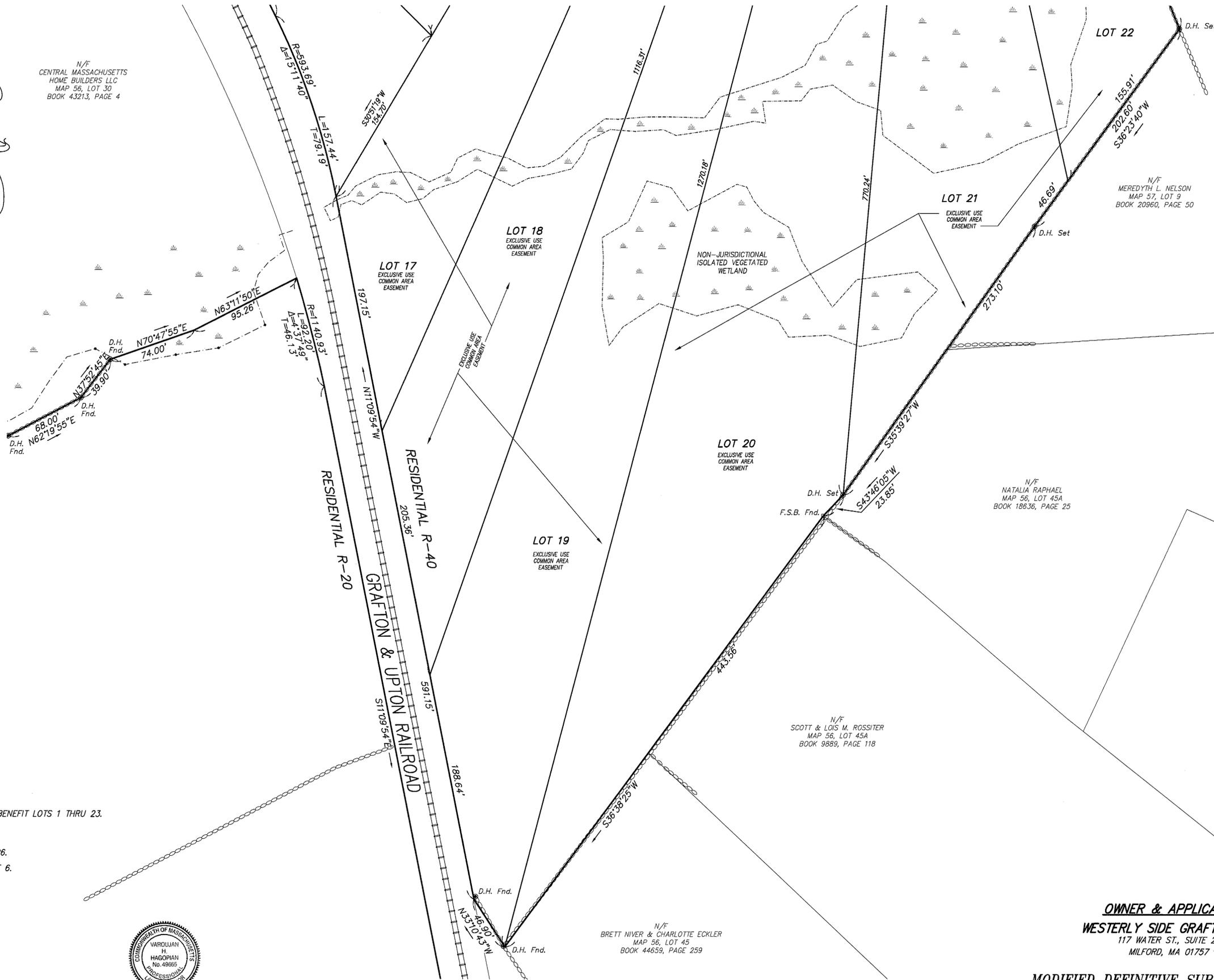
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
GRAFTON PLANNING BOARD

[Signatures]

DATE: 12-12-2016

DEEDS OF EASEMENTS TO BE
RECORDED HERewith

MASS. STATE PLANE COORD.



- REFERENCES
- DEED BOOK 43570, PG. 163
 - PLAN BOOK 202, PLAN 33
 - PLAN BOOK 161, PLAN 43
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NOTE: EXCLUSIVE USE COMMON AREA EASEMENT TO BENEFIT LOTS 1 THRU 23.

REFERENCE GRAFTON PLANNING BOARD DECISION
WORCESTER REGISTRY OF DEEDS BOOK 56093, PAGE 26.
SEE CONDITIONS OF APPROVAL LISTED ON SHEET 6 OF 6.

ZONING:

RESIDENTIAL/R40
AREA = 40,000 sf
FRONTAGE = 140 feet
FRONTAGE = 90' on cul-de-sac
SETBACKS: FRONT = 30 feet
SIDE = 15 feet
REAR = 15 feet



I HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED IN CONFORMANCE WITH
THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.
[Signature] 10/26/16
VAROUJAN H. HAGOPIAN, P.L.S. 49665

I, *[Signature]* CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON Feb. 10, 2016, AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.

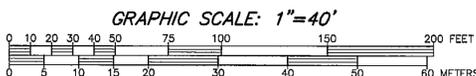
N/F
BRETT NIVER & CHARLOTTE ECKLER
MAP 56, LOT 45
BOOK 44659, PAGE 259

N/F
SCOTT & LOIS M. ROSSITER
MAP 56, LOT 45A
BOOK 9889, PAGE 118

N/F
NATALIA RAPHAEL
MAP 56, LOT 45A
BOOK 18636, PAGE 25

OWNER & APPLICANT:
WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201
MILFORD, MA 01757

MODIFIED DEFINITIVE SUBDIVISION PLAN



CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: (508)-393-9727 FAX: (508)-393-5242

DESIGNED BY: REM
CHECKED BY: RRT
COMPUTED BY: VHH
FIELD SURVEY: BKK
DRAWN BY: REM
SCALE: 1" = 40'
SHEET 5 OF 6.

PLAN OF LAND
OF
GRAFTON HILL
IN
GRAFTON, MA

10/26/16
1/8/2016
12/28/2015
11/23/2015
REVISIONS
SEPTEMBER 30, 2015

Standard Conditions

- C1. This Approval shall not be construed as approving the buildability of any lots shown on the Plans. All applicable Federal, State or other Local permits/approvals must be obtained for each lot prior to construction on said lot.
- C2. This Approval shall not be construed as final approval of any on- or off-site improvements or work (such as water, sewer, drainage, or other utilities installation) associated with this project and shown on the Plans. All applicable Federal, State and Local approvals / permits shall be obtained by the Applicant prior to the construction of any portion of the development or off-site improvements that warrant such approvals / permits. All applicable requirements of the Grafton Water District, Grafton Board of Sewer Commissioners, Sewer Department, Grafton Police Department, Grafton Department of Public Works, and all other applicable utilities, are hereby incorporated by reference as a requirement of this Decision.
- C3. Any additional modification to the approved Plans shall require, prior to implementing such change, a determination from the Planning Board as to whether the proposed change is substantially different than presented in the materials and information used in making this Decision. The Planning Board reserves the right to solicit comments from other Town boards, departments and committees, as well as its consulting engineer, in making determinations regarding such changes. The Planning Board may, upon its determination, require a modification of this Decision if it finds that the proposed changes are substantial in nature and of public concern, and substantially alter the plans and information used in making this Decision. Any Modification of this Decision shall be made pursuant to Section 3.3 of the Subdivision Rules and Regulations.
- C4. The Planning Board reserves the right, pursuant to the Subdivision Rules and Regulations to utilize the services of a professional engineer in reviewing any materials required to be submitted as conditions of this Decision, and conducting any inspections or other work associated with the construction of the subdivision. In accordance with the applicable sections of the Subdivision Rules and Regulations and the ZBL, any fees or expenses associated with such reviews and inspections shall be the responsibility of the Applicant. Such inspections or reviews will not be conducted if a zero or negative balance exists in any account established by the Planning Board for the purposes stated in this Condition.
- C5. All site development and construction shall be performed in accordance with the approved Plans and the Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts (revised through 4/27/09), as well as with all applicable Federal, State and Town laws, ordinances and regulations. In the event of a discrepancy between the Plans and the Rules and Regulations, and absent clarification or approval of such discrepancy stated within the Findings or Conditions of this Decision, the requirements of the Rules and Regulations shall apply. All required permits and approvals shall be secured by the Applicant at the appropriate stage of construction and copies of all pertinent documents regarding said permits and approvals shall be filed with the Planning Board in a timely manner.
- C6. Construction of the improvements shown on the Plans approved as part of this Decision is subject to approval by the Grafton Conservation Commission. If such Order of Conditions and/or permits require substantial modifications to any of the plans approved by the Planning Board, the Board may, upon its determination, require a modification of this Decision if it finds that the proposed changes are substantial in nature and of public concern, and substantially alter the plans and information used in making this Decision.
- C7. All grading and construction shall be performed in accordance with the Plan, as well as all applicable Federal, State and Local regulations, and shall be accomplished so as not to discharge any non-permitted pollutants or siltation into waterways during construction or after completion of the subdivision.
- C8. The Applicant, their successors and assigns, will not sell any lot in the subdivision or erect or place any permanent building on any such lot until the construction of ways and municipal services necessary to adequately serve such lot has been completed (with the exception of curbing and final course paving) in accordance with the approved Plans and the Subdivision Rules and Regulations. Adequate emergency vehicle access is required at all times. The Applicant, their successors and assigns may opt to construct the roadway in upon review and approval by the Planning Board per the Subdivision Rules & Regulations (see CONDITION #C15). Given the length of the approved roadway and recognizing the need for ongoing emergency access the Applicant, their successor and assigns are required to provide an adequate emergency vehicle turn around area during all phases of construction. Emergency access turn around areas shall be shown on the phasing plans which must be approved by the Grafton Fire Department. The Applicant, their successors and their assigns shall receive written approval from the Planning Board and the Grafton Fire Department of the proposed turn around areas including but not limited to turning capabilities for existing emergency equipment and surface materials to accommodate the weight of the equipment. Written approval from the Grafton Fire Department shall be submitted to the Planning Board. The Town of Grafton reserves the right to inspect the ongoing roadway development with specific regard to provisions for emergency vehicle access in the interest of protecting public safety. Construction and / or lot development will be halted if emergency vehicle access is deemed inadequate at any time and until such time as the problem has been resolved to the satisfaction of the Town. In the event of a discrepancy between the Plans, conditions set forth in this DECISION or the Subdivision Rules and Regulations, and absent clarification or approval of such discrepancy stated within the Findings or Conditions of this Decision, the requirements of the Subdivision Rules and Regulations shall apply.
- C9. This Modification of Definitive Plan Decision shall be recorded in the Worcester District Registry of Deeds (WDRD) prior to any ongoing Town review and / or peer review associated with conditions set forth in this Decision. The Applicant shall submit evidence to the Planning Board that this Decision has been recorded at the WDRD, including a copy of such recording bearing the WDRD Book and Page Number and/or Instrument Number. Any such Plan(s) submitted to the Planning Board for approval shall contain reference to this Decision, as well as other related approvals, indicating that such plans are prepared pursuant to said Decision(s)/Approval(s) and shall include WDRD recording information, including Book and Page numbers. By recording this Definitive Plan Approval Decision in the Worcester Registry of Deeds, the Applicant agrees to and accepts the conditions set forth in this Decision, and which acceptance shall bind the Applicant and its successors and assigns.
- C10. Inability, failure or refusal by the Applicant to comply with the Conditions of this Decision, when notified of failure of compliance, may result in withholding building permits and / or release of lot(s), and potentially a determination that the subdivision is in default.

Conditions to be satisfied Prior to Endorsement of the Modified Plan

- C11. The Conditions set forth in this Decision shall be inscribed on a sheet of the Plans suitable for recording at the Worcester Registry of Deeds (WDRD). Such sheets shall be so recorded as part of the Modified Definitive Plan. Reference to these Conditions, as well as the WDRD Book and Page number of the recorded Decision and the corresponding sheet numbers shall also be inscribed on any sheet(s) that do not contain the Conditions of Approval
- C12. Revise plans to address comments received from the Sewer Department (EXHIBIT #8) which sate: Area between SMH sta. 11+03 and SMH sta. 13+92 must be ductile iron pipe per department standard.
- C13. Revise plans to address comments received from Graves Engineering dated January 7, 2016 (EXHIBIT #27): Revise Sheet 4 of 5 of the Land Plan to show property ownership on the abutting property located on the east side of North Street.
- C14. The Draft Sewer Easements, Draft Declaration of Deed Restrictions and Draft Restrictive Covenant shall be reviewed and approved by the Planning Board.
- C15. Per the requirements of Section 3.3.7.3 of the Subdivision Rules & Regulations, the Applicant shall submit acceptable construction and maintenance schedule documents. The Board may require modifications to any and all of said proposals. Endorsement may be withheld at the Board's discretion until such proposals are deemed by the Board to be acceptable.

Conditions to be satisfied prior to the Start of Any Construction Activity

- C16. The approved Modified Definitive Plan, approved Restrictive Covenant, approved Sewer Easement and approved Declaration of Deed Restrictions shall be signed by the Planning Board. The signed documents shall be recorded at the Worcester District Registry of Deeds. The Applicant / Developer shall notify the Planning Board within ten (10) days of the recording of all pages of the approved documents and will notify the Board in writing, presenting evidence of the recording.
- C17. Prior to the commencement of work, the Planning Board shall be provided with the following:
 - a. Five (5) full size, 24" x 36", recorded plan sets, one of which shall be sent directly to the Town's peer review consulting engineer. The recorded plan set shall include the information required pursuant to Condition #C11 through #C15.
 - b. An electronic copy of the recorded plan set. The electronic copy shall be in a PDF compatible format.
- C18. Prior to commencing any work within North Street, a public way, all required permits / approvals shall be obtained from the Grafton Department of Public Works.
- C19. In accordance with the National Pollutant Discharge Elimination System (NPDES) Phase II requirements, a Stormwater Pollution Prevention Plan shall be maintained at all times on the Site by the Applicant / Developer. A copy of this document shall be forwarded to the Planning Board, Conservation Commission and Department of Public Works prior to commencing any construction activity.

Conditions to be satisfied During Construction

- C20. Construction and installation of the roadway and municipal services shall only occur Monday through Saturday between the hours of 7:00 a.m. and 5:00 p.m., and there shall be no construction activity on State or Federal holidays.
- C21. All site construction, development and improvements shall be inspected at the appropriate stage(s) of construction by the Planning Board or its agent upon request made by the Applicant to the Planning Board or its agent, in accordance with any policies for such requests.
- C22. The Town reserves the right to require reasonable additional construction techniques, for either on-site or off-site work, in response to actual field conditions, effects of construction methods and as the situation warrants. This may include, without limitation, earth work, purchase and installation of materials, infrastructure, etc., and lot drainage issues.
- C23. All construction vehicles and vehicles of all workers are to be parked on site. Parking of construction vehicles on North Street is specifically prohibited, except during the period of the initial clearing of the property.
- C24. The Applicant shall take all necessary measures to minimize dust from rising and blowing across the site and onto roads and adjacent properties. Any sediment or dirt tracked onto public ways shall be swept prior to the end of the construction day.

Conditions to be met prior to Release of Lots or Reduction of Surety

- C25. Deed restrictions for the common easement areas for each lot shall be submitted to the Planning Board or its agent for approval. Draft deed language shall be submitted for approval to the Planning Board or its Agent. Final approval of draft deed restriction language shall be granted via correspondence from the Planning Board or its agent. The Applicant / Developer shall be responsible for recording the approved deed restrictions at the Worcester District Registry of Deeds (WDRD) and provide evidence to the Planning Board, including a copy of such recording bearing the WDRD Book and Page Number and/or Instrument Number. All lot release requests submitted to the Planning Board will include reference to the deed restrictions on said lots.
- C26. All stormwater management facilities and associated structures, including pipe, loaming, and seeding, shall be installed, and stormwater runoff suitably controlled, to the satisfaction of the Planning Board or its Agent prior to the release of any lot within that portion of the subdivision.
- C27. No lots shall be released unless served by adequate municipal services as determined by the Grafton Fire Department, Grafton Police Department and the Planning Board or its agent; and, at a minimum, the binder course of pavement in accordance with Condition #C8.

Conditions to be met prior to the Issuance of either a Temporary or Permanent Occupancy Permit

- C28. The Building Inspector, in consultation with the Town Planner, shall require proof of a valid and duly recorded Lot Release for said lot in question.
- C29. Inspection of each lot shall be made by the Fire Department to ensure compliance with safety requirements such as visibility of street numbers day and night, access to the perimeter for firefighting purposes, entrances shall be void of all obstacles to a minimum of 30 feet (light poles, trees, shrubs, stone walls, gates, posts, mailboxes, etc.) and any other requirement set forth by the Fire Department to ensure adequate safety access.

Conditions to be met prior to Request for Determination of Completeness

- C30. Prior to acceptance of the way and improvements by the Town, a determination shall be made by the Planning Board, as to whether the detention basins, as well as all other improvements, are constructed and operate as designed on the approved plan(s). If a negative determination is made, the Applicant shall, at their own expense, remedy any and all deficiencies to the satisfaction of the Board.
- C31. A final inspection by the Police Department and Department of Public Works will be conducted to ensure that all public safety signage and roadway markings have met the required standards. The Town reserves the right to require additional public safety controls in the event that site conditions may warrant. The Applicant / Developer shall be responsible to submitting a final approval from both the Police Department and the Department of Public Works that the all signs and other public safety controls have been identified and installed to their satisfaction. This Condition does not nullify or negate the requirements set forth in Section 3.2.11.2.d (Written Evidence of Compliance from Superintendent of Streets) of the Subdivision Rules and Regulations during the Determination of Completeness Review.

REFERENCE GRAFTON PLANNING BOARD DECISION
WORCESTER REGISTRY OF DEEDS BOOK 56093, PAGE 26.

Diana M. Livonard CLERK OF THE TOWN OF GRAFTON
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON Feb 10, 2016 AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.

PLAN BOOK 924 PLAN 14
SHEET 6 OF 6

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
GRAFTON PLANNING BOARD

[Signatures]

DATE: 10-12-2016

DEEDS OF EASEMENTS TO BE
RECORDED HEREWITH



I HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED IN CONFORMANCE WITH
THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.
[Signature] 10/26/16
VAROUJAN/H. HAGOPIAN, P.L.S. 49665

- REFERENCES
- DEED BOOK 43570, PG. 163
 - PLAN BOOK 202, PLAN 33
 - PLAN BOOK 161, PLAN 43
 - PLAN BOOK 139, PLAN 23
 - PLAN BOOK 797, PLAN 111
 - PLAN BOOK 615, PLAN 84
 - PLAN BOOK 285, PLAN 84
 - PLAN BOOK 827, PLAN 64
 - PLAN BOOK 587, PLAN 60
 - PLAN BOOK 400, PLAN 47
 - PLAN BOOK 384, PLAN 21
 - PLAN BOOK 523, PLAN 45
 - PLAN BOOK 770, PLAN 10
 - GRAFTON/UPTON R.R. VALUATION PLANS

OWNER & APPLICANT:
WESTERLY SIDE GRAFTON LLC
117 WATER ST., SUITE 201
MILFORD, MA 01757

MODIFIED DEFINITIVE SUBDIVISION PLAN

	CONNORSTONE CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 10 SOUTHWEST CUTOFF, SUITE 7 NORTHBOROUGH, MASSACHUSETTS 01532 PHONE: (508)-393-9727 FAX: (508)-393-5242	DESIGNED BY: REM CHECKED BY: RRT COMPUTED BY: VHH FIELD SURVEY: BKK DRAWN BY: REM SCALE: NONE SHEET 6 OF 6.	CONDITIONS OF APPROVAL OF GRAFTON HILL IN GRAFTON, MA	10/26/16 1/8/2016 12/28/2015 11/23/2015 REVISIONS SEPTEMBER 30, 2015